

HoldenCopley

PREPARE TO BE MOVED

Watnall Road, Hucknall, Nottinghamshire NG15 6ER

£300,000

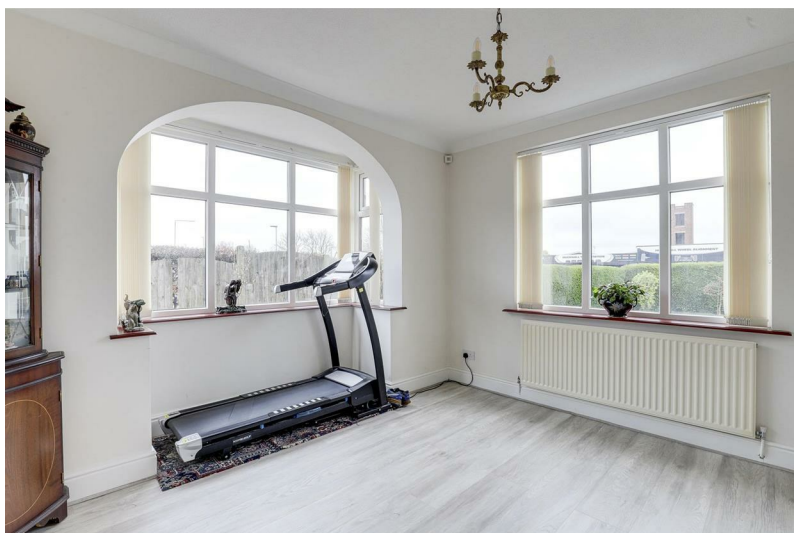
Watnall Road, Hucknall, Nottinghamshire NG15 6ER

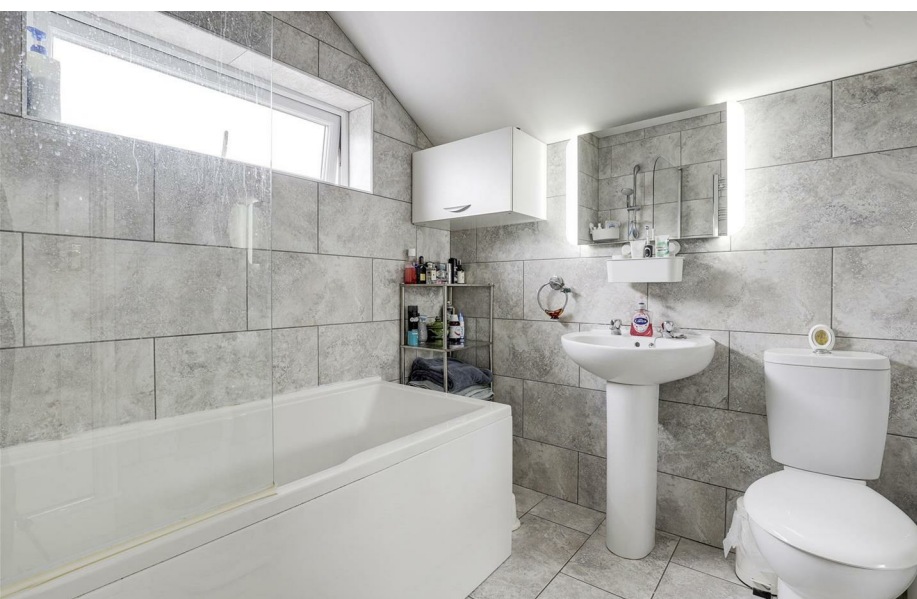


DETACHED HOUSE...

Nestled conveniently close to the vibrant community surrounding Hucknall Football Club, this detached house offers a perfect blend of comfort, convenience, and spaciousness. Situated just a short drive away from the bustling Hucknall town centre, with its array of shops, schools, and eateries, this property boasts excellent transport links, making it an ideal choice for a growing family. Upon entering, you're greeted by an inviting entrance hall, leading seamlessly into the dining room on the right, perfect for hosting gatherings and family meals. To the left, a cosy living room awaits, complete with a square bay window and a feature fireplace. The well-appointed fitted kitchen, with its open access to the breakfast room, provides a versatile space for culinary endeavours and casual dining alike. Ascending to the first floor reveals three generously sized double bedrooms, offering ample space for rest and relaxation. A three-piece bathroom suite completes the upper level, providing both functionality and comfort for the whole family. Outside, the property boasts a delightful frontage, featuring a blocked paved driveway leading to the garage, framed by meticulously maintained planted borders and a wrought iron gate leading to the side garden. The rear garden with a patio area ideal for alfresco dining, two outbuildings providing additional storage, a greenhouse for gardening enthusiasts, raised planted borders, a shed, and a raised lawn bordered by various established bushes and shrubs, this outdoor space is perfect for both relaxation and recreation. A gravelled area adds charm while the fence panelled boundary ensures privacy and security.

MUST BE VIEWED





- Detached House
- Three bedrooms
- Living Room With A Feature Fireplace
- Dining Room
- Fitted Kitchen & Breakfast Room
- Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- Well-Presented Throughout
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, an in-built cupboard, a wall-mounted alarm keypad, a composite door providing access into the accommodation,

Living Room

13'5" into bay x 11'6" (4.10m into bay x 3.51m)

The living room has a UPVC double glazed square bay window, a radiator, a TV point, a feature fireplace with a decorative mantelpiece and marble hearth, coving to the ceiling, a ceiling rose, and wood-effect flooring.

Dining Room

12'5" into bay x 11'8" (3.80m into bay x 3.56m)

The dining room has two UPVC double glazed windows to the front and side elevation, a radiator, coving to the ceiling, a ceiling rose, and wood-effect flooring.

Kitchen

11'6" x 11'1" (3.52m x 3.40m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated oven, gas ring hob, space and plumbing for a washing machine, an integrated dishwasher, a wall-mounted boiler, coving to the ceiling, a recessed chimney breast alcove, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and open access into the breakfast room.

Breakfast Room

7'5" x 6'4" (2.28m x 1.95m)

The breakfast room has a UPVC double glazed window to the rear elevation, coving to the ceiling, a ceiling rose, tiled flooring, and a composite door opening out to the rear garden.

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the front elevation, a radiator, a ceiling rose, carpeted flooring, access into the loft, and provides access to the first floor accommodation.

Bedroom One

11'6" x 9'6" (3.52m x 2.92m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, double fitted wardrobes with sliding doors, coving to the ceiling, a ceiling rose, and carpeted flooring.

Bedroom Two

11'6" x 11'6" (3.53m x 3.52m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, coving to the ceiling, recessed spotlights, a ceiling rose, and carpeted flooring.

Bedroom Three

11'8" x 10'6" (3.56m x 3.21m)

The third bedroom has a UPVC double glazed window to the side elevation, a radiator, coving to the ceiling, a ceiling rose, and carpeted flooring.

Bathroom

6'10" x 6'4" (2.10m x 1.94m)

The bathroom has a UPVC double glazed window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, an extractor fan, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a blocked paved driveway to the garage, planted borders, and wrought iron gate to the side garden.

Rear

The rear garden is an enclosed garden with a patio area, two outbuildings, a greenhouse, raised planted borders, a shed, a raised lawn, various established bushes and shrubs, a gravelled area, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast download speed 1000Mbps and Upload speed 100Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

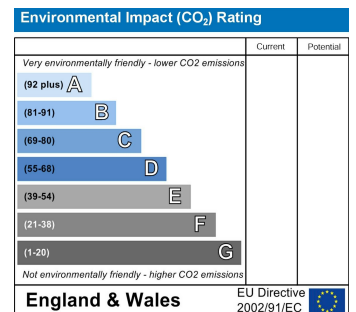
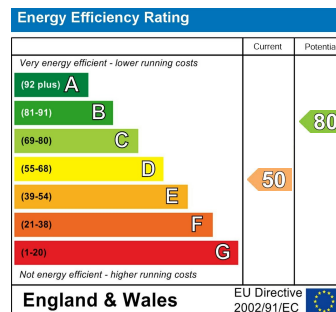
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Watnall Road, Hucknall, Nottinghamshire NG15 6ER

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.